013.0	0006	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 925,200 / 925,200
					USE VALUE: 925,200 / 925,200
					ASSESSED: 925,200 / 925,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	EDITH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PLUCK FRANK &
Owner 2:	COOGAN BRID
Owner 3:	
Street 1:	17 EDITH STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VOLPE DONNA M -
Owner 2:	-
Street 1:	17 EDITH STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,825 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2523 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4825.000	473,400		451,800	925,200
Total Card	0.111	473,400		451,800	925,200
Total Parcel	0.111	473,400		451,800	925,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.71 | /Parcel: 366.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 013.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	473,600	0	4,825.	451,800	925,400	925,400	Year End Roll	12/18/2019
2019	104	FV	365,900	0	4,825.	480,000	845,900	845,900	Year End Roll	1/3/2019
2018	104	FV	363,400	0	4,825.	350,100	713,500	713,500	Year End Roll	12/20/2017
2017	104	FV	340,800	0	4,825.	305,000	645,800	645,800	Year End Roll	1/3/2017
2016	104	FV	340,800	0	4,825.	259,800	600,600	600,600	Year End	1/4/2016
2015	104	FV	303,800	0	4,825.	254,100	557,900	557,900	Year End Roll	12/11/2014
2014	104	FV	303,800	0	4,825.	209,000	512,800	512,800	Year End Roll	12/16/2013
2013	104	FV	316,100	0	4,825.	198,800	514,900	514,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1293

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VOLPE DONNA M,	59664-21		8/1/2012		525,000	No	No		
VOLPE DONNA M	31502-371		6/15/2000	Family	1	No	No	4	
REGAN RONALD W	30936-327		12/7/1999	Family	99	No	No		
	12069-423		9/2/1971		35,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2017	371	Porch	14,000	C				
11/7/2012	1464	Redo Kit	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	Missed Appt.	BS	Barbara S
2/20/2018	MEAS&NOTICE	BS	Barbara S
4/30/2013	Info Fm Prmt	EMK	Ellen K
2/7/2009	Meas/Inspect	197	PATRIOT
9/28/1999	Meas/Inspect	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4825		Sq. Ft.	Site		0	80.	1.17	1									451,801						451,800	

Total AC/HA: 0.11077 | Total SF/SM: 4825 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,801 | Spl Credit | Total: 451,800

User Acct

10482

GIS Ref

GIS Ref

Insp Date

02/20/18

!1293!

PRINT

Date	Time
12/10/20	16:56:06

LAST REV

Date	Time
03/21/18	07:50:28

ekelly

USER DEFINED

Prior Id # 1:	10482
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	6	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10297668
Const Adj.:	0.98176593
Adj $ / SQ:	184.087
Other Features:	118000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643263
Depreciation:	169821
Depreciated Total:	473442

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	1				HB	1	

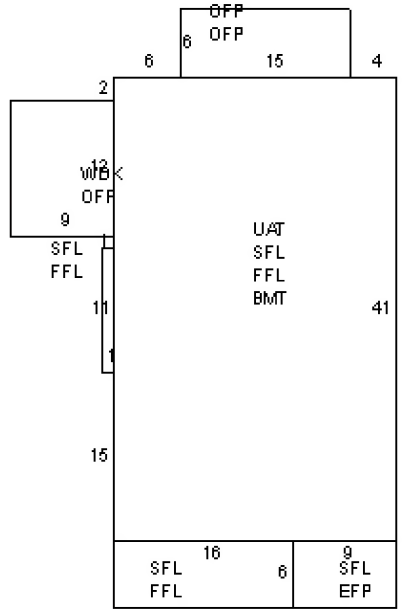
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.09
Special Features:	0	Val/Su Net:	116.92
Final Total:	473400	Val/Su SzAd	204.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,186	184.090	218,327
FFL	First Floor	1,132	184.090	208,387
BMT	Basement	1,025	55.230	56,607
OFP	Open Porch	288	21.820	6,285
UAT	Upper Attic	256	117.820	30,190
WDK	Deck	108	14.980	1,618
EFP	Enclos Porch	54	71.280	3,849
	Net Sketched Area:	4,049	Total:	525,263
Size Ad	2318	Gross Are	4818	FinArea 2523

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	